Purchasing Division
Finance Department

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Addendum 1
Solicitation 24-99309
RFP Duluth Fire Department Facility Planning Analysis

This addendum serves to notify all bidders of the following changes to the solicitation documents:

The following questions were received and are answered in *italics* below:

1. **Are any of the Fire Stations under consideration listed on the National Register of Historic Places, or local versions of such?**
   a. *No*

2. **Does the City anticipate the successful firm will provide energy modeling services to support upgrading building elements to the standards presented in the RFP? Or, are the standards provided only to be applied where the building elements are determined to be in need of replacement or renovation regardless of energy use or anticipated payback?**
   a. *The City does not anticipate needing energy modeling services for all DFD facilities in this project. The standards provided in the RFP are aimed to guide new construction specifications and improvements to existing buildings.*

3. **Will the base GIS mapping data from the IAFF Station Location Study be made available to the successful firm?**
   a. *No*

4. **Are there current plans to increase the quantity of Fire Stations?**
   a. *No current plans*

5. **Is there a specific desired site for new training grounds?**
   a. *Not at this time. We are attempting to locate a piece of property that is central to our fire stations.*

6. **Are energy/utility information available for the study?**
   a. *Yes*

7. **Who pays utilities for Fire Stations?**
   a. *Property & Facilities Management*

8. **Is there interest in setting an Energy Use Intensity standard?**
   a. *Yes*

9. **Are there plans for implementing more electric-engine vehicles?**
   a. *There are no current plans for expanding the EV fleet, but on-site capabilities for vehicle charging will be analyzed during this study*

10. **Who will be on the interview panel and project team?**
    a. *The panel and project team will consist of both Duluth Fire Department and Property & Facilities Management staff.*

11. **Is there a set budget for these services?**
    a. *The budget for these services is not set, and the selection of a firm will be based on the value of services proposed in comparison to total fees.*

12. **Are there existing backgrounds/drawings of the building?**
    a. *Yes, there are multiple construction drawings for each building from various improvement projects over the years.*

13. **Have there been any previous facility studies completed on any of the buildings?**
    a. *A comprehensive study of the DFD was completed in 2012 focused mostly on organizational structure but includes brief analysis of the Fire Halls at that time.*

14. **Submittal items #3 and #7 appear to cover the same material – can this information be provided under a single section, or can the City provide clarity on the distinction between these two sections?**

    a. *These two requirements can be satisfied with a single response – the intended difference between them is that #3 would prompt a narrative response to the City's objectives in assessing the buildings, the methodology to be used, and the sequence of doing so, whereas #7 is a quantitative and organized listing of work hours proposed to complete each scope of work.*

15. **Are there any milestone deadlines that may drive the deliverable schedule?**
    a. *There are currently no milestone deadlines for completion of deliverables.*

16. **Since the completion of the Mapping Analysis, has there been a significant change to the service area or response team that would require the mapping process to be redone? Is there an additional level of detail desired that would utilize the mapping results, or is the information primarily for consideration of siting a training facility or additional buildings?**

    a. *There are no significant changes that would warrant a renewal of the mapping process. The information is primarily for consideration of potential site locations.*

The pre-proposal meeting sign-in sheet and the FH Asset List Report have been uploaded to the City's website under the solicitation at https://www.duluthmn.gov/purchasing/bids-request-for-proposals/ and are attached.

Please acknowledge receipt of this Addendum by including a copy of it with your proposal. The pages included will not count toward any page limitation, if any, identified in the RFP.

Posted: **October 4, 2024**

SIGN-IN SHEET

PROJECT: Duluth Fire Department – Facility Planning Services

DATE: 9/18/2024 **TIME: 2:00 PM** **LOCATION: Duluth City Hall, Room 430**

NAME	COMPANY	PHONE	E-MAIL
Mike Clark	EAPC Arch.	612-840-3773	michael.clark@eapc.net
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Asset List Report
By Name

Reporting Currency: USD
Adjustment Factor: 0%

Department Name: 200A - City of Duluth - Public Safety - Fire

Campus/District Name: Fire Hall #1 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #1 -- w/E_NG_DH_W_S	FH 1	62	Fire/Police Station	40,776	8,102,941	199	3,699,153	0.46	4,585,033	0.57	No photo available
			Subtotal for Building	**40,776**	**8,102,941**	**199**	**3,699,153**	**0.46**	**4,585,033**	**0.57**	
Asset Type: Site Development											
Fire Hall #1 - Site Amenities	1	26		55,210	219,232	4	163,102	0.74	167,970	0.77	No photo available
			Subtotal for Site Development	**55,210**	**219,232**	**4**	**163,102**	**0.74**	**167,970**	**0.77**	
Campus/District Name: Fire Hall #1 Campus					**8,322,173**		**3,862,255**	**0.46**	**4,753,003**	**0.57**	

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Reporting Currency: USD
Adjustment Factor: 0%

Department Name: 200A - City of Duluth - Public Safety - Fire

Campus/District Name: Fire Hall #10 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #10 -- w/E_NG_W_S	FH 10	97	Recreation	10,755	2,938,180	273	1,191,134	0.41	2,192,001	0.75	No photo available
Subtotal for Building				**10,755**	**2,938,180**	**273**	**1,191,134**	**0.41**	**2,192,001**	**0.75**	
Asset Type: Site Development											
Fire Hall #10 -- Site Amenites	1	524		10,000	33,925	3	13,576	0.40	13,576	0.40	No photo available
Subtotal for Site Development				**10,000**	**33,925**	**3**	**13,576**	**0.40**	**13,576**	**0.40**	
Campus/District Name: Fire Hall #10 Campus					**2,972,105**		**1,204,710**	**0.41**	**2,205,577**	**0.74**	

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Department Name: 200A - City of Duluth - Public Safety - Fire

Campus/District Name: Fire Hall #11 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #11 -- Storage Shed	1	19	Storage - General	64	10,779	168	597	0.06	597	0.06	No photo available
Fire Hall #11 -- w/NG_W_S_E	FH 11	102	Fire/Police Station	2,960	890,229	301	275,410	0.31	10,874,835	12.22	No photo available
			Subtotal for Building	**3,024**	**901,008**	**298**	**276,007**	**0.31**	**10,875,432**	**12.07**	
Asset Type: Site Development											
Fire Hall #11 -- Site Amenities	1	102		27,644	39,009	1	42,927	1.10	47,795	1.23	No photo available
			Subtotal for Site Development	**27,644**	**39,009**	**1**	**42,927**	**1.10**	**47,795**	**1.23**	
Campus/District Name: Fire Hall #11 Campus					**940,017**		**318,934**	**0.34**	**10,923,227**	**11.62**	

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Department Name: 200A - City of Duluth - Public Safety - Fire

Campus/District Name: Fire Hall #2 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #2 - w/E_NG_W_S	FH 2	41	Fire/Police Station	7,300	1,816,408	249	679,151	0.37	773,488	0.43	No photo available
			Subtotal for Building	**7,300**	**1,816,408**	**249**	**679,151**	**0.37**	**773,488**	**0.43**	
Asset Type: Site Development											
Fire Hall #2 - Site Amenities	1	26		41,249	98,470	2	50,123	0.51	54,991	0.56	No photo available
			Subtotal for Site Development	**41,249**	**98,470**	**2**	**50,123**	**0.51**	**54,991**	**0.56**	
Campus/District Name: Fire Hall #2 Campus					**1,914,878**		**729,274**	**0.38**	**828,480**	**0.43**	

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Department Name: 200A - City of Duluth - Public Safety - Fire

Campus/District Name: Fire Hall #4 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #4 -- w/E_NG_W_S	FH 4	48	Fire/Police Station	6,784	1,899,393	280	539,937	0.28	596,528	0.31	No photo available
			Subtotal for Building	**6,784**	**1,899,393**	**280**	**539,937**	**0.28**	**596,528**	**0.31**	
Asset Type: Site Development											
Fire Hall #4 - Site Amenities	1	48		83,354	134,036	2	15,418	0.12	20,287	0.15	No photo available
			Subtotal for Site Development	**83,354**	**134,036**	**2**	**15,418**	**0.12**	**20,287**	**0.15**	
Campus/District Name: Fire Hall #4 Campus					**2,033,429**		**555,356**	**0.27**	**616,814**	**0.30**	

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Adjustment Factor: 0%

Department Name: 200A - City of Duluth - Public Safety - Fire

Campus/District Name: Fire Hall #6 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #6 -- w/E_NG_W_S	FH 6	113	Fire/Police Station	3,902	980,343	251	322,003	0.33	369,154	0.38	No photo available
			Subtotal for Building	**3,902**	**980,343**	**251**	**322,003**	**0.33**	**369,154**	**0.38**	
Asset Type: Site Development											
Fire Hall #6 - Site Amenities	1	113		22,274	109,595	5	76,761	0.70	81,629	0.74	No photo available
			Subtotal for Site Development	**22,274**	**109,595**	**5**	**76,761**	**0.70**	**81,629**	**0.74**	
Campus/District Name: Fire Hall #6 Campus					**1,089,939**		**398,764**	**0.37**	**450,783**	**0.41**	

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Reporting Currency: USD
Adjustment Factor: 0%

Department Name: 200A - City of Duluth - Public Safety - Fire

Campus/District Name: Fire Hall #7 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #7 -- w/E_NG_W_S	FH 7	48	Fire/Police Station	6,784	1,973,954	291	476,395	0.24	543,586	0.28	No photo available
			Subtotal for Building	**6,784**	**1,973,954**	**291**	**476,395**	**0.24**	**543,586**	**0.28**	
Asset Type: Site Development											
Fire Hall #7 - Site Amenities	1	48		100,500	209,821	2	40,614	0.19	45,482	0.22	No photo available
			Subtotal for Site Development	**100,500**	**209,821**	**2**	**40,614**	**0.19**	**45,482**	**0.22**	
Campus/District Name: Fire Hall #7 Campus					**2,183,775**		**517,009**	**0.24**	**589,067**	**0.27**	
Department Name: 200A - City of Duluth - Public Safety - Fire					**19,456,315**		**7,586,302**	**0.39**	**20,366,952**	**1.05**	
Summary					**19,456,315**		**7,586,302**	**0.39**	**20,366,952**	**1.05**	

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